

JBS&G 68409 | 164,634

L001 Asbestos Clearance Report – Finucane Reserve (Rev 0)

8 January 2025

Noah Walsh-Gay (Project Officer)
Randwick City Council | Infrastructure Services
Via email: Noah.Walsh-Gay@randwick.nsw.gov.au

Finucane Reserve, Matraville NSW – Asbestos Clearance Report

Dear Noah,

1. Introduction & Background

JBS&G Australia Pty Ltd (JBS&G) was engaged by Randwick City Council (RCC, the client) to undertake a clearance inspection of Finucane Reserve located at 1 Finucane Cres, Matraville NSW 2036 (the site).

It is understood that during previous works involving the removal of an area of the play facilities, asbestos containing material (ACM) was identified and works were halted and the area capped and covered with clean material. In addition, the reserve was historically utilised as a dumping ground between 1942 to 1955, with the park established in the early 1980s.

Further to the above, JBS&G conducted intrusive works onsite on 18 December 2024 where 32 test pits were advanced across the balance of the site to characterise fill material to a maximum depth of 0.5 m below ground surface (m bgs). As ACM was previously identified on site and which was further identified during the recent intrusive works which will be documented in a detailed site investigation (DSI) report, RCC requested that a clearance inspection to be undertaken to confirm the absence of ACM on the ground surface following the intrusive and reinstatement works. The asbestos clearance area as discussed in this clearance report is shown on **Attachment 2 – Figure 2**.

Details of the asbestos clearance certification are provided in the following sections.

2. Site and Clearance Area Details

Client Site Contact Details	
Client Name	Randwick City Council
Client Contact	Noah Walsh – Gay
Site and Clearance Area	
Site Address / Location	1 Finucane Cres, Matraville NSW 2036
Description of Clearance Area	Ground surface of Finucane Reserve comprising approximately 5,000 m ² (refer Attachment 2 – Figure 2)

3. Clearance Inspection Details

JBS&G Clearance Inspection Details	
Date of clearance inspection	7 January 2025
JBS&G Licensed Asbestos Assessor (LAA)	Milad Noujaim (LAA 002002)
Asbestos Clearance Inspection Methodology	Following the completion of the intrusive works on site, the ground surface of the site was inspected to confirm the absence of ACM.
Exclusions	The clearance does not apply to any inaccessible areas, ground surfaces that could not be readily inspected, or to the sub-surface within the designated areas. Refer to Attachment 1 – Limitations .

4. Clearance Inspection Results

Asbestos Removal Works Details	Yes/No	Comment
Were any areas not able to be inspected?	No	-
Following visual inspection of the clearance area noted above, was any visible asbestos hazards or other asbestos containing materials (ACM) observed?	No	Refer to Photo Log in Attachment 5 .
Were soil validation samples collected?	No	-
Can the cleared area be re-occupied?	Yes	The area is considered safe for occupation under normal site conditions and controls.
Is ongoing asbestos management required in the cleared area?	Yes	Known asbestos hazards remain within sub-surface fill materials at the site. Any future intrusive works should be undertaken in accordance with a site asbestos management or works plan.
Is any additional information attached?	No	-

5. Conclusion

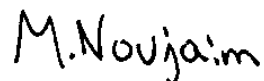
Based on the observations made during the asbestos clearance inspection and with reference to the Limitations included as **Attachment 1**, the following conclusions are made:

- At the time of inspection, no residual visible asbestos or ACM was observed on the ground surface of Finucane Reserve; and
- The area is suitable to be re-occupied under non-asbestos controlled conditions.

In the event that suspected asbestos or other potential contaminants are encountered subsequent to this advice, JBS&G should be contacted.

Should you require clarification, please contact Milad Noujaim on 02 8245 0300 or by email mnoujaim@jbsg.com.au.

Yours sincerely:

A handwritten signature in black ink that reads "M. Noujaim".

Milad Noujaim
Environmental Consultant
Licensed Asbestos Assessor (LAA002002)
JBS&G Australia Pty Ltd

Reviewed/Approved by:

A handwritten signature in black ink, appearing to be "Stuart Lumsden".

Stuart Lumsden
Associate
Licensed Asbestos Assessor (LAA001140)
JBS&G Australia Pty Ltd

Attachments:

- (1) Limitations
- (2) Figures
- (3) Photographic Log

Attachment 1 Limitations

This report has been prepared for use by the client who has commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the client and other parties. The report has been prepared specifically for the client for the purposes of the commission, and no warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party.

The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be amended in any way without prior approval by JBS&G, or reproduced other than in full including all attachments as originally provided to the client by JBS&G.

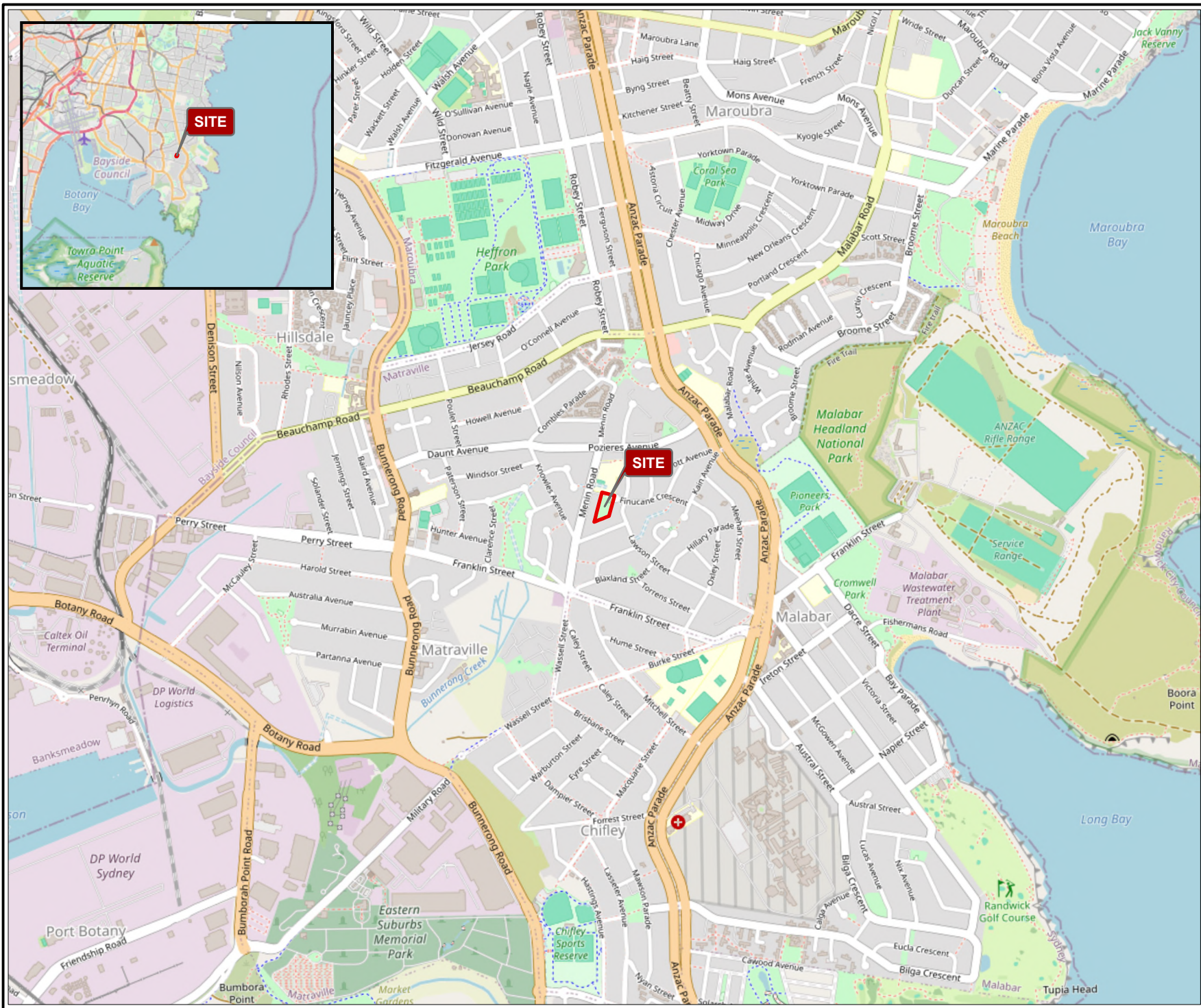
Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements or agreed scope of work.

Limited sampling and laboratory analyses were undertaken as part of the investigations undertaken, as described herein. Conditions between sampling locations and media may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history and which may not be expected at the site.

Changes to the conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

Attachment 2 Figures



Legend
Approximate Site Boundary



Job No: 68409

Client: Randwick City Council

Version: L01 Rev A	Date 7/01/2025
Drawn By: HW	Checked By: FB

Scale 1:20,000

Coord. Sys. GDA2020 MGA Zone 56

**1 Finucane Cres,
Matraville, NSW**

SITE LOCATION

FIGURE 1



Legend
Approximate Site Boundary
NSW Cadastre



Job No: 68409

Client: Randwick City Council

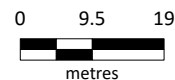
Version: L01 Rev A

Date 7/01/2025

Drawn By: HW

Checked By: FB

Scale 1:1,000



Coord. Sys. GDA2020 MGA Zone 56

1 Finucane Cres,
Matraville, NSW

SITE LAYOUT

FIGURE 2

Attachment 3 Photographic Log

SITE – FACING SOUTH



SITE – FACING NORTH



SITE- FACING SOUTHEAST



BACKFILLED SAMPLING LOCATION



Job No: 68409

Client: Randwick City Council

Version: L001 Rev 0

Date: 07/01/2025

Drawn By: MN

Checked By: SL

Not to Scale

Coord. Sys n/a

Finucane Reserve, Matraville

1 Finucane Crescent, Matraville

ATTACHMENT 3: PHOTO LOG